



Planning Statement

To accompany Planning Application for

8 Dunkirk Close

Gravesend

DA12 5ND

June 2024

(Rev P3)

Contents

Introduction	3
The Site & Existing Use	3
Description of Proposed Use	3
Carer	3
Owner	4
Layout.....	4
Confirmation of Proposed Use	4
Drawing Register	4

Introduction

This document has been prepared to support the planning application submission for a Lawful Development Certificate (Proposed) Change of use from C3 to use under Class C3(b) where up to four children between the ages of 8-15 and up to two carers living together as one household at 8 Dunkirk Close, DA12 5ND.

This document should be read in conjunction with all drawings provided. Refer to drawing register at the end of this document.

The Site & Existing Use

8 Dunkirk Close is a terrace house with off street parking, space to accommodate 2 vehicles to the front and private garden to rear. The street consists of mostly the same property types with features that differ throughout.

The property consists of a kitchen/dining room and lounge on the ground floor and 4 bedrooms and a bathroom on the first floor. The property is currently and will remain as a single family dwelling under C3 use class.

The site is not situated within a conservation area and the property is not listed.

Description of Proposed Use

The proposal seeks permission to use house to support up to four vulnerable children aged between 8-15 and one carer who all live together and form one household. The children have learning difficulties and/or mental health issues e.g. ADHD, Autism, etc and therefore require assistance from a carer. All the children that form part of the household are provided by Gravesham Borough Council. Each child had previously been fostered however, due to unforeseen circumstances they were unable to stay with their foster parents.

The proposal requires no physical changes to the property. The property will be refurbished throughout and brought up to current regulations e.g. new FD30 fire doors.

Carer

The carer's is a parent figure and level of stability for the children living in the property. Their main role is to help support the children in various ways. For example: getting them ready and taking them to school, making their daily meals, making sure their welfare has been cared for, taking them to Gp and dentist appointments, parents evening, social activities and assisting them with their homework, etc.

There are two main carers who look after the children and operate on 12 hour and 8.5 hour shifts patterns which is as follows:

Carer 1 - 8:00am – 8:00pm then 8:00pm – 8:00am

Carer 2 – 7:30am – 5:30pm

Carer 1 will be at home 24 hours 7 days a week to care for the children.

A new/cover carer is appointed when an existing carer is on holiday or off sick. Due to the main carer needing to be on hand to support the children living in the property,

Carer 2 visits the property between 7:30am – 5pm every day. It is the role of this carer to assist with the school run and daily tasks.

Only one carer will be sleeping at the property (Carer 1). In total no more than 6 individuals will be at the property.

As this property will be set up to accommodate an age range between 8-15 year olds, risk assessments are carried out for each individual who lives in the property to ensure that they and the other children are safe and can live together. Multiple key authorities review the risk assessment who include, placement officer, social worker and the manager of the home. It is essential that all the children are happy and feel safe and comfortable within the property and who they share the space with.

Owner

Charlotte Wellington (Applicant) is an experienced care manager with many years of experience working for both private institutions and the NHS. She has devoted the last 13 years working in care supporting young people. The team of carers and the household created provides security and support to the children who live together.

Layout

The layout of the property remains mostly unchanged with no alterations to the elevations or footprint. There are 4 bedrooms on the first floor which are all used for children. There is also a bathroom which is shared by all the household.

On the ground floor the lounge (front room) is the main living and dining area for the household. The kitchen will return to its original size with the construction of a partition wall to create the carers bedroom and office. The kitchen is shared by everyone. A new w.c. will be installed under the stairs available for all members of the household.

Externally there is a private garden to the rear which remains unchanged and off street parking to support 2 cars.

Confirmation of Proposed Use

The use of the property falls within class C3b due to no more than 6 people living together (4 children and 2 carers) where the household provides care to people with learning disabilities and/or mental health problems.

To clarify this property is not set up as an HMO (Houses in multiple occupation) or as a Children's care home. Only four children aged between 8 -15 years old with up to two carers will be living at the property.

Drawing Register

Drawing No.	Title	Size	Scale
24-008-01	Existing and Proposed Floor Plans	A1	1:50
24-008-02	Site Location and Block Plan	A3	1:500, 1:1250